

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WATER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	JONES KEVIN J & J THOMAS/ TRS	
Owner 2:	CC&C OF ARLINGTON NOMINEE TRU	
Owner 3:		
Street 1:	429 CHURCH ST	
Street 2:	PO BOX 51687	
Twn/City:	NEW BEDFORD	
St/Prov:	MA	Cntry
Postal:	02745	Own Occ: Y
		Type:

## PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1908, having primarily Conc. Block Exterior and 1748 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM GD		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.000	61,400			61,400
Total Card	0.000	61,400			61,400
Total Parcel	0.200	164,800	59,500	842,800	1,067,100
Source: Market Adj Cost	Total Value per SQ unit /Card:			35.13	/Parcel: 220.57

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION


Date	Result	By	Name
5/26/2021	I & E Return	JO	Jenny O
4/1/2016	I & E Return	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>User Acct</b>	
40994	
<b>GIS Ref</b>	
<b>GIS Ref</b>	
<b>Insp Date</b>	
03/11/09	
!5519!	
<b>PRINT</b>	
<b>Date</b>	<b>Time</b>
12/30/21	02:20:10
<b>LAST REV</b>	
<b>Date</b>	<b>Time</b>
05/26/21	11:15:35
jorourke	
5519	



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	40994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	40994
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

**EXTERIOR INFORMATION**

Type:	43 - Warehouse	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 2
Foundation:	6 - Slab	
Frame:	2 - Steel	
Prime Wall:	21 - Conc. Block	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	WHITE	
View / Desir:		

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1908	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood		30 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	40.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
	<b>Total:</b>	<b>40.0</b>

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.95319653
Adj \$ / SQ:	52.616
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	102251
Depreciation:	40901
Depreciated Total:	61351

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid										Desc:						# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals													RMs:		BRs:	Baths:	HB	

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

[illegible]

## SKETCH

Category	STG (2016)	STG (190)
SFL FFL (874)	13	6
19	10	19
	10	27
	16	

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7	FFL	100	OFC	25	P	
8						
7						
2						
3						

**IMAGE**







test PDF Combine only

Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1908	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood		30 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

## OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	40%
Functional:		
Economic:		
Special:		
Override:		
	Total:	40%

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.95319653
Adj \$ / SQ:	52.616
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	102251
Depreciation:	40901
Depreciated Total:	61351

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc:											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
	RMs:					BRs:				Baths:		HB


REMODELING	
	Exterior:
	Interior:
	Additions:
0.	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
0	General:

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[illegible]

## COMPARABLE SALES

[illegible]

### SKETCH

Category	Count	Percentage
STG (2016)	126	16%
STG (190)	10	1%
SFL FFL (874)	13	6%
Other	19	27%

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7	FFL	100	OFC	25	P	
8						
7						
2						
8						

**IMAGE**







**EXTERIOR INFORMATION**

Type: 43 - Warehouse			
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	2
Foundation:	6	- Slab	
Frame:	2	- Steel	
Prime Wall:	21	- Conc. Block	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1908	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact: .
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	6	- Average	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	12	- Concrete	
Sec Floors:	2	- Softwood	50 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	7	- Unit Heaters	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Good
OthrFix:	1	Rating:	Poor

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	40.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	40.0%

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.94556516
Adj \$ / SQ:	52.195
Other Features:	5875
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	172412
Depreciation:	68965
Depreciated Total:	103447

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths:			HB 1			

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
0.0%	Kitchen:	
	Baths:	
	Plumbing:	
	Electric:	
	Heating:	
0.0%	General:	

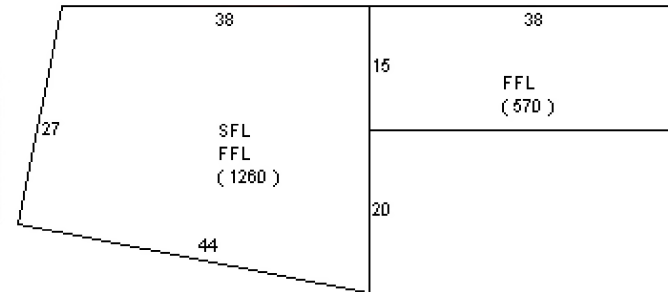
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	52.20	
Special Features:	0	Val/Su Net:	33.46	
Final Total:	103400	Val/Su SzAd	33.46	

## SKETCH



Sum Area By Label :  
FFL = 1830  
SFL = 1260

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
71						
66	FFL	100	RTL	5		
	FFL	100	OFC	25		
37						
90						

**IMAGE**

**AssessPro** Patriot Properties, Inc







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Type:	43	- Warehouse	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1		Total: 2
Foundation:	6	- Slab	
Frame:	2	- Steel	
Prime Wall:	21	- Conc. Block	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1908	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact: .
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood		50 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	25X20	G	GD	2011	100.00	T	4.8	316			59,500		59,500
2	Frame Shed	D	Y	1	10X20	A	AV	2011	0.00	T	6.4	316					

More: N	Total Yard Items:	59,500	Total Special Features:	8	Total:	59,500
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## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Good
OthrFix:	1	Rating:	Poor

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	40.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>40.0%</b>

## CALC SUMMARY

Basic \$ / SQ:	48.00
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Const Adj.:	0.94556516
Adj \$ / SQ:	52.195
Other Features:	5875
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	172412
Depreciation:	68965
Depreciated Total:	103447

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 1		

## REMODELING

		Exterior:
		Interior:
		Additions:
0.	%	Kitchen:
	%	Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
0	%	General:

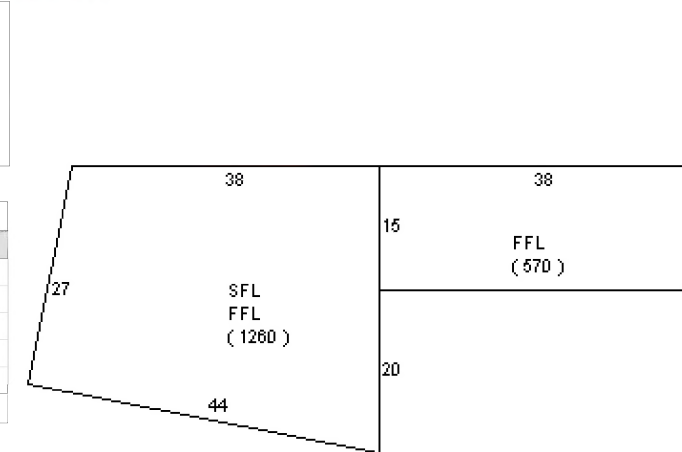
## REMODELING RES BREAKDOWN

	Exterior:	No Unit	RMS	BRS	FL
	Interior:				
	Additions:				
0.0%	Kitchen:				
0.0%	Baths:				
0.0%	Plumbing:				
0.0%	Electric:				
0.0%	Heating:				
0.0%	General:				
		Totals			
		0			

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	52.20	
Special Features:	0	Val/Su Net:	33.46	
Final Total:	103400	Val/Su SzAd	33.46	

## SKETCH



Sum Area By Label :  
FFL = 1830  
SFL = 1260

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
36	FFL	100	RTL	5		
	FFL	100	OFC	25		
37						
90						

**IMAGE**

**AssessPro** Patriot Properties, Inc

